143.0	0009	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	678,200 /	678,200
USE VALUE:	678,200 /	678,200
ASSESSED:	678,200 /	678,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LASKO BRIAN J & ALLISON L
Owner 2:	
Owner 3:	
Street 1:	148 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALLORAN FRANCES M -
Owner 2:	-
Street 1:	148 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4964.000	223,100		455,100	678,200
Total Card	0.114	223,100		455,100	678,200
Total Parcel	0.114	223,100		455,100	678,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.60 | /Parcel: 528.60

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
93428			05/10/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0013.0 !11171!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,100	0	4,964.	455,100	678,200		Year end	12/23/2021
2021	101	FV	216,400	0	4,964.	455,100	671,500		Year End Roll	12/10/2020
2020	101	FV	230,900	0	4,964.	455,100	686,000	686,000	Year End Roll	12/18/2019
2019	101	FV	197,900	0	4,964.	426,700	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	204,400	0	4,964.	352,700	557,100	557,100	Year End Roll	12/20/2017
2017	101	FV	204,400	0	4,964.	324,300	528,700	528,700	Year End Roll	1/3/2017
2016	101	FV	204,400	0	4,964.	295,800	500,200	500,200	Year End	1/4/2016
2015	101	FV	193,000	0	4,964.	290,100	483,100	483,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:02:29

LAST REV

Date	Time
10/06/20	12:01:14
apro	

USER DEFINED

Prior Id # 1:	93428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 11171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALLORAN FRANCE	72654-65		5/24/2019		682,200	No	No		
	10034-130		5/7/1962			No	No		Paul R Halloran dod 1/23/13

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1460	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2019	SQ Returned	MM	Mary M
5/10/2018	Meas/Inspect	BS	Barbara S
2/4/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4964		Sq. Ft.	Site		0	80.	1.15	9									455,135						455,100	

Total AC/HA:	0.11396	Total SF/SM:	4964	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	455,135	Spl Credit		Total:	455,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	20 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:	1	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97806144
Adj $ / SQ:	171.650
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323311
Depreciation:	100227
Depreciated Total:	223085

COMMENTS

SCUTTLE. FP=NONFUNCTIONAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

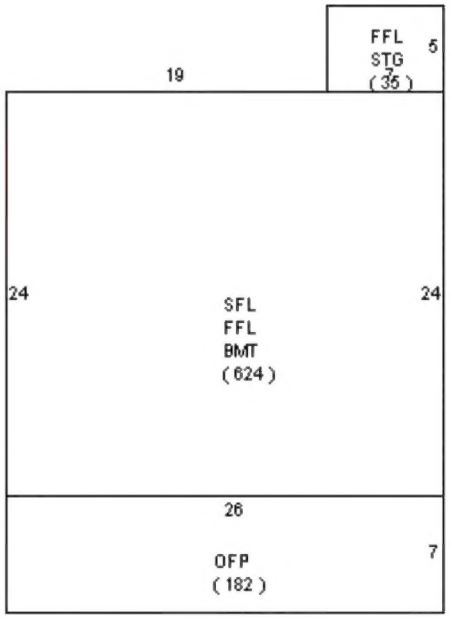
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.65
Special Features:	0	Val/Su Net:	105.04
Final Total:	223100	Val/Su SzAd	173.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	659	171.650	113,117
BMT	Basement	624	51.490	32,133
SFL	Second Floor	624	171.650	107,109
OFP	Open Porch	182	25.010	4,551
STG	Storage	35	11.460	401

Net Sketched Area:	2,124			Total:	257,311
Size Ad	1283	Gross Area	2124	FinArea	1283

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0009-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	